

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**February 15, 2011**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, February 15, 2011 at approximately 8:45 a.m. at the Charles Hayes Family Investment Center, 4859 South Wabash in Chicago, IL.

Chairman Reynolds called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young
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Absent:	None
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Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairman Reynolds announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Mr. Lewis Jordan, Chief Executive Officer, then presented his monthly report. Mr. Jordan provided the Commissioners with a leasing update on Kenmore Apartments and leasing update from the General Family Waitlist at the following six properties: Washington Park, Bridgeport Family ABLA, Dearborn, Wentworth and Lawndale Gardens. According to Mr. Jordan, based on the number of attendants at the Resident Listening forums CHA will continue to host these sessions. Mr. Jordan concluded his report by introducing the CHA interns, acknowledging Cass Miller, Director of Charles Hayes Family Investment Center and Commissioner Michael Ivers who were both recognized for their work and commitment to the community.

Chairman Reynolds then invited residents and the public at large to address the Board. Following the Public Hearing portion of the meeting, the Commissioners convened the Business portion of the meeting.

Upon Motion made and properly seconded, the Minutes for the Regular Meeting of December 2010 and January 18, 2011 were unanimously approved.

Chairman Reynolds then introduced matters discussed in Executive Session.

Commissioner Ivers then presented an Omnibus Motion for the approval of Executive Session Items 1 and 2.

**Executive Session Item No. 1**

**RESOLUTION NO. 2011-CHA-17**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 15, 2011 requesting that the Board of Commissioners approves the Personnel Actions Report for January 2011.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for January 2011.

**Executive Session Item No. 2**

**RESOLUTION NO. 2011-CHA-18**

**WHEREAS**, the Chicago Housing Authority (“CHA”) is a body politic and corporate duly organized and existing under and by virtue of the laws of the State of Illinois and particularly under and by virtue of an Act of the General Assembly entitled the Housing Authorities Act, 310 ILCS 10, *et seq.* (the “Act”);

**WHEREAS**, the Act grants the CHA certain powers including the power to acquire improved or unimproved real property directly from the owner or owners thereof or by eminent domain; and

**WHEREAS**, the Board of Commissioners (the “Board”) of the CHA has considered the acquisition of certain privately-owned real property located near the CHA’s Altgeld Gardens Housing Development;

**NOW, THEREFORE, Be It Resolved** by the Board that it is necessary, convenient, desirable and for the best interests of the CHA that the real property legally described as follows be acquired by the CHA:

**A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 34 AND THE NORTHWEST 1/4 OF SECTION 35 ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 34, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 1,291.43 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 341.39 FEET TO A POINT, WHICH IS THE CENTER OF A CIRCLE; THENCE NORTH 63 DEGREES 23 MINUTES 29 SECONDS EAST, A DISTANCE OF 429 FEET TO A POINT OF BEGINNING; THENCE IN A SOUTHEASTERLY DIRECTION ALONG AN ARC OF THE PREVIOUSLY LOCATED CIRCLE HAVING A RADIUS OF 429 FEET, A DISTANCE OF 41.05 FEET TO A POINT; THENCE SOUTH 82 DEGREES 24 MINUTES 50 SECONDS EAST, A DISTANCE OF 32.66 FEET; TO A POINT; THENCE NORTH 69 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 71.10 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG AN ARC OF THE PREVIOUSLY DESCRIBED CIRCLE, HAVING A RADIUS OF 529 FEET, A DISTANCE OF 325.41 FEET TO A POINT; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A STRAIGHT LINE, WHICH WHEN EXTENDED TO THE SOUTHWEST FALLS 50 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTER OF THE PREVIOUSLY LOCATED CIRCLE, A DISTANCE OF 100.56 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG AN ARC OF THE PREVIOUSLY DESCRIBED CIRCLE, HAVING A RADIUS OF 429 FEET, A DISTANCE OF 199.90 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.**

**PIN 25-35-100-006**

**Address: 13106-13130 South Ellis Ave., Chicago, Illinois 60627**

**Be It Further Resolved** that the CHA desires to acquire this property in connection with its rehabilitation and redevelopment efforts at the Altgeld Gardens Housing Development.

**Be It Further Resolved** that the CHA's General Counsel, or his designee, is hereby authorized, empowered and directed to negotiate for and on behalf of the CHA with the owner or owners of the above described real property for the purchase thereof by the CHA.

**Be It Further Resolved** that in the event that the CHA's General Counsel, or his designee, is unable to agree with the owners of the real property described above as to the compensation to be paid therefore, then the CHA's General Counsel, or his designee, is hereby authorized to institute condemnation proceedings in the name of and on behalf of the CHA to acquire the real property described above. The CHA's General Counsel, or his designee, is further authorized to institute said proceedings at the cost and expense of the Board for the purpose of acquiring title to and possession of the real property described above, in accordance with the eminent domain laws of the State of Illinois.

**Be It Further Resolved** that this Resolution shall take effect and be in full force from and after its passage.

The Motion to adopt resolutions for Executive Session Item 1 and 2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:           Hallie Amey  
                  Deverra Beverly  
                  Dr. Mildred Harris  
                  Michael Ivers  
                  Myra King  
                  Carlos Ponce  
                  Bridget Reidy  
                  James Reynolds  
                  Sandra Young

Nays:           None

The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented the report for the Tenant Services Committee. Per Commissioner Young, the Tenant Services Committee meeting was held on Wednesday, February 9, 2011 at 1:00 at the CHA Corporate Offices. Commissioners were presented with an update on Substance Abuse Services by Andy Teitelman, Vice President of Resident Services and Linda Maranda, Executive Director of Caritas.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items A1 thru A3.

**(Items A1)**

The resolution for Item A1 approves acceptance of a grant award, not-to-exceed \$750,000.00, from the Urban Institute and approves Sub-Grant Agreements with Uhlich Children's Advantage Network and Project Match to provide enhanced case management services at Altgeld Gardens through the Open Society Institute (OSI) HOST Demonstration Project. Services provided through the Demonstration Project will be modeled after the successful Chicago Family Case Management Demonstration of former Maddens/Wells families. CHA will work with the Urban Institute to seek additional funding to serve more families through an enhanced model that would be available to a greater population at Altgeld Gardens. In June 2010, Project Match partnered with CHA to provide developmental delay screenings for the 0-3 year old population at Altgeld Gardens and ensure they receive treatment if a delay in development is diagnosed. Through this grant, Project Match will provide an incentive based program for youth through the age of 24 depending on their developmental stage and progress.

**RESOLUTION NO. 2011-CHA-19**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated February 9, 2011, entitled "RECOMMENDATION TO ACCEPT AN AWARD AND EXECUTE A GRANT AGREEMENT WITH THE URBAN INSTITUTE, ENTER INTO SUB-GRANT AGREEMENTS WITH

UHLICH CHILDREN'S ADVANTAGE NETWORK AND PROJECT MATCH  
AND INCREASE THE COMPREHENSIVE BUDGET";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorize the Chief Executive Officer, or his designee, to accept a grant award and execute a grant agreement with The Urban Institute in an amount not-to-exceed \$750,000, increase the comprehensive budget by an amount not-to-exceed \$750,000 and enter into sub-grant agreements with Uhlich Children's Advantage Network and Project Match in an aggregate amount not to exceed \$750,000 to participate in the housing and services demonstration project for public housing residents at Altgeld Gardens.

**(Item A2)**

Since 2005, CHA and Chicago Department of Public Health (CDPH) have jointly funded substance abuse and wellness services for CHA residents through Intergovernmental Agreements. In previous contract years, CDPH has competitively procured a vendor to provide outreach, assessments, and referrals for admission to drug and alcohol treatment programs. In 2009, CHA and CDPH worked on a plan to realign the services based on the results of an independent program evaluation and to reflect changes in the service delivery model. In December 2010, CHA released a Request for Proposal for substance abuse education and training services. The selected contractor, Caritas, will provide educational workshops for residents on substance abuse effects and treatment, training for CHA staff and case management providers and will assist providers with admission into substance abuse treatment services as needed CDPH will continue to provide partial funding for the services for 22 months in an amount not to exceed \$100,000 in 2011 and \$100,000 in 2012 for a total not to exceed \$200,000. Accordingly, the resolution for Item A2 approves acceptance of a grant award, not-to-exceed \$200,000.00, from the Chicago Department of Public Health.

**RESOLUTION NO. 2011-CHA-20**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated February 9, 2011 entitled "AUTHORIZATION TO ACCEPT A GRANT FROM AND EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO DEPARTMENT OF PUBLIC HEALTH FOR SUBSTANCE ABUSE PREVENTION EDUCATIONAL AND TRAINING SERVICES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to accept a grant in an amount not to exceed \$100,000 for FY 2011 and \$100,000 for FY 2012 and execute an intergovernmental agreement with the City of Chicago Acting through the Chicago Department of Public Health and to increase the 2011 budget by \$100,000 for the provision of substance abuse prevention and educational services for Chicago Housing Authority ("CHA") residents and training for CHA's case management providers for the period of March 1, 2011 through December 31, 2012.

**(Items A3)**

The CHA advertised a Request for Proposal in December 2010 for substance abuse education and training services. The RFP was advertised in area newspapers and on the CHA website, and on Buy Speed online. In addition to advertising, 30 firms were directly solicited and notified 71 Assist Agencies. The CHA received three proposals and all three vendors were invited for oral presentations. Based upon the recommendation of the Evaluation Committee and the Best and Final Offers, it was determined that Caritas' proposal best met the needs of the CHA and CHA residents. Caritas has been providing substance abuse assessment and referral services to Chicago residents for over 35 years. As one of the longest running central intakes in the country, Caritas provides up to 10,000 physical examinations and psychosocial evaluations every year for approximately 70 substance abuse treatment programs in Chicago and the surrounding suburbs. During the base term of the contract, Caritas will provide 33 substance abuse education workshops for approximately 400 CHA residents in family housing, at least 60 workshops for approximately 600 residents living in senior designated housing, two trainings for CHA staff and service providers, at least eight hours of consultation to service providers per month and participate in a minimum of four CHA sponsored service fairs and activities. Caritas will design and produce all promotional materials in collaboration with CHA and will include an outreach component to effectively market substance abuse and education services to CHA residents.

Accordingly, the resolution for Item A3 approves award of contract to Caritas to provide substance abuse education and training services for CHA residents.

**RESOLUTION NO. 2011-CHA-21**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated February 9, 2011, entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH CARITAS TO PROVIDE SUBSTANCE ABUSE EDUCATION AND TRAINING SERVICES”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Caritas, an Illinois not-for-profit corporation, in an amount not to exceed \$224,129.00 for the period of March 1, 2011 through February 29, 2012 with two (2) one-year option periods to provide substance abuse prevention and educational services for Chicago Housing Authority (“CHA”) residents, and training and consultation services for CHA’s case management providers.

The Omnibus Motion to adopt resolutions for Items A1 thru A3 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Hallie Amey Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Ponce, Chairman of the Operations and Facilities Committee, then presented his report. Per Commissioner Ponce, the Operations and Facilities Committee held its regular meeting on Wednesday, February 9, 2011 at the CHA Corporate Offices.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B4.

**(Item B1)**

The CHA advertised Invitation for Bid in December 2010 for capital maintenance repairs at 1500-02 S. Christiana (IL2-064), 1415-17 S. Harding (IL2-064) and 1324 N. Cleaver (IL2-131). The IFB was advertised in area newspapers on the CHA website and on BuySpeed Online. The CHA received and opened four bids. After analyzing the bid submittal materials, pre-award survey meetings were held with the two lowest bidders. Both firms responded to questions on the thoroughness of their bids, how they had developed their Division Costs, the amount of work they planned to self-perform, whether any of the materials would be difficult to procure, and the supervisory coverage they would provide at the work site. A Compliance Specialist reviewed their bid materials and explained the new online compliance tracking system. Based on the recommendation of staff, it was determined that that O.A.K.K. Construction Co., Inc. is the lowest responsive and responsible bidder at \$821,679.00. Accordingly, the Resolution for Item B1 approves award of contract to O.A.K.K. Construction Co.

**RESOLUTION NO. 2011-CHA -22**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 9, 2011, entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH O.A.K.K. CONSTRUCTION CO., INC. FOR CAPITAL MAINTENANCE REPAIRS AT 1500-02 S. CHRISTIANA (IL2-064), 1415-17 S. HARDING (IL2-064) AND 1324 N. CLEAVER (IL2-131)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners execute a contract with O.A.K.K. Construction Co., Inc. in the amount of \$821,679.00 for capital maintenance repairs at 1500-02 S. Christiana (IL2-064), 1415-17 S. Harding (IL2-064) and 1324 N. Cleaver (IL2-131), Chicago, IL. The work is to be completed by no later than one hundred twenty (120) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B2)**

The resolution for Item B2 approves submission of a Demolition Application to HUD for the demolition of Madden Park Field House located at 3800 South Rhodes. The Madden Park Field House is within the Madden/Wells Revitalization Area located in the Douglas and Oakland Community areas, and is roughly bounded by E. 35<sup>th</sup> Street on the north, the Illinois Central Railroad tracks on the east, East Pershing Road on the south, and S. King Drive on the west. The property and the land are owned by the Chicago Park District (CPD). The Madden Park land, including the field house and pool, are in the process of being conveyed to the CHA via an Intergovernmental Agreement (IGA) dated December 27, 2010 wherein CHA and CPD have mutually agreed to several land exchanges. In exchange for the CHA's 412 W. Chicago land, CPD will convey approximately 6.44 acres (278,784 sq. ft.) of its park land within the Madden development area to CHA, which CHA plans to make available for future redevelopment under the Plan for Transformation. Acquisition of the Madden Park land will complete the transaction for the Cabrini land swap transaction to move forward. The CHA then will resume full responsibility for security and maintenance of the field house. Since the Madden Park Fieldhouse has been boarded since 2005, it is in a deteriorated condition, and the building has experienced vandalism of plumbing and other building materials. The facilities budget has no funds available to provide security and maintenance services therefore, immediate demolition is needed. Redevelopment plans are at least three years in the future, and the building cannot be left in its present condition.

**RESOLUTION NO. 2011-CHA-23**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 9, 2011, entitled "Request for Authorization to Submit a Demolition Application to the U.S. Department of Housing and Urban Development ("HUD") for the Demolition of Madden Park Field House at 3800 South Rhodes and to Demolish Said Property";

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development ("HUD") for the demolition of 3800 South Rhodes and to commence demolition upon receipt of approval from HUD.

**(Item B3)**

The resolution for Item B3 approves Brinshore-Michaels, a Master Development Team consisting of Brinshore Development, LLC, and The Michaels Development Company, Inc. as the recommended Development Team and also authorize the Chief Executive Officer to enter into negotiations for a Master Development Agreement (MDA) and initiate revitalization planning for the 45<sup>th</sup> Street & Cottage Grove site; Washington Park redevelopment project. In April 2010, The Habitat Company, the court-appointed *Gautreaux* Development Manager, on behalf of the CHA, issued a two step Request for Qualifications (RFQ) and Request for Proposal (RFP) procurement process for a Master Developer and Property Management Team for the Washington Park redevelopment site. The RFQ, the first step, was to seek responses from Developers experienced in the redevelopment of high quality, mixed-use urban properties with the goal of short-listing a select group of Developers (Development Team) to proceed into the second step, the RFP phase. The selected short-list respondents were asked to submit a detailed development proposal. Following the proposal submittal, each short-listed developer was asked to give presentations and oral interviews leading to the final Developer (Development Team) selection. Brinshore Michaels Development Team will lead the redevelopment efforts to construct a new mixed use – mix income development. In conjunction with Washington Park Working Group, the development team will work to implement a redevelopment plan that should

demonstrate a holistic green planning approach that incorporates smart growth urbanism, energy efficient building designs and environmentally friendly renewable energy technology when appropriate.

**RESOLUTION NO. 2011-CHA-24**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 9, 2011, requesting approval of the recommended Development Team, Brinshore-Michaels Development Team, and authorization for the Chief Executive Officer or his designee to enter into negotiations for a Master Development Agreement (MDA) and to initiate revitalization planning for the 45<sup>th</sup> Street and Cottage Grove Ave. site; A Washington Park redevelopment project

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the recommended Development Team, Brinshore-Michaels Development Team, and authorizes the Chief Executive Officer or his designee to enter into negotiations for a Master Development Agreement (MDA) and to initiate revitalization planning for the 45<sup>th</sup> Street and Cottage Grove site; Washington Park redevelopment site.

The execution of a Master Development Agreement is subject to the Developer's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B4)**

The resolution for Item B4 approves Housing Assistance Payment Contracts with Thresholds Humboldt and Kiley House Apartments; Los Vecinos Apartments; Karibuni Place; San Miguel Apartments; Barnes Real Estate, LLC and G&A Senior Residences. Thresholds Humboldt and Kiley House Apartments are two separate developments Sponsored by Thresholds on a single PRA application. Thresholds Humboldt Apartments is a four-story walk-up that was built in 1987 to provide long term housing for people with mental illness. The apartment building is located at 1819 N. Humboldt Avenue. Kiley House Apartments is a three-story walk-up for members of the deaf community and is located at 4734 S. Ellis. The PRA application is for 40 units comprised of all 37 units from the Humboldt House Apartments and 3 units from Kiley House Apartments. Los Vecinos Apartments is owned and managed by Heartland Housing Inc. It is a four-story elevator building that was built in 2003 to provide housing and on-site support services for homeless and very low income individuals. It is located at 4250 West North Avenue and consists of 62 single room occupancy units. The recommended contract will provide assistance for 12 units. Karibuni Place is owned and managed by Heartland Housing Inc. It is a three-story elevator building that was substantially rehabilitated in 1996 to provide housing and on-site support services for formerly homeless low-income persons. It is located at 8200 South Ellis and contains (60) studio and (11) 1-bedroom apartments. The recommended contract will provide assistance for (11) 1-bedroom units. San Miguel Apartments is owned and managed by Heartland Housing Inc. It is a four-story elevator building that was substantially rehabilitated in 1994 for low income working families. It is located at 907 West Argyle and contains 71 units, consisting of (40) studio, (20) 1-bedroom and (11) 2-bedroom apartments. The recommended contract will provide assistance for 14 units, including (7) studios, (4) 1-bedroom and (3) 2-bedroom apartments. Barnes Real Estate Portfolio is owned and managed by Brad Suster. The recommended contract will provide assistance for 7 units, including (2) 1-bedroom, (3) 2-bedroom, (1) 3-bedroom and (1) 4-bedroom apartments in a combination of two-and three-flat properties located in Ukraine Village, Logan Square, Hermosa, West Town, Little Village and East Garfield. G&A Senior Residences are two separate senior housing projects owned and managed by G&A Construction and development (G&A) submitted as a single PRA application. West Ridge Senior Apartments is a five-story elevator building that was built in 2003 located at 6142 North California. G&A Senior Residences at Ravenswood is a nine-story elevator building that was built in 2007. It is located at 1818 W. Peterson. The recommended contract will provide assistance for 56 units, 19 for West Ridge Senior Apartments and 37 for G&A Senior Residences at Ravenswood.

**RESOLUTION NO. 2011-CHA-25**

**WHEREAS:** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated February 9, 2011, requesting Authorization to 1) execute a Housing Assistance Payment Contract with Thresholds Humboldt and Kiley House Apartments; 2) execute a Housing Assistance Payment Contract with Los

Vecinos Apartments; 3) execute a Housing Assistance Payment Contract with Karibuni Place; 4) execute a Housing Assistance Payment Contract with San Miguel Apartments; 5) execute a Housing Assistance Payment Contract with Barnes Real Estate, LLC; 6) execute a Housing Assistance Payment Contract with G&A Senior Residences; and 7) execute all other documents as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute a Housing Assistance Payment Contract with Thresholds Humboldt and Kiley House Apartments; 2) execute a Housing Assistance Payment Contract with Los Vecinos Apartments; 3) execute a Housing Assistance Payment Contract with Karibuni Place; 4) execute a Housing Assistance Payment Contract with San Miguel Apartments; 5) execute a Housing Assistance Payment Contract with Barnes Real Estate, LLC; 6) execute a Housing Assistance Payment Contract with G&A Senior Residences; and 7) execute all other documents as may be necessary or appropriate to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items B1 thru B4 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Hallie Amey  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
James Reynolds  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Ivers, Chairman of the Finance and Audit Committee, then presented his report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Wednesday, February 9, 2011 at the CHA Corporate Offices. The Chief Financial Officer and his staff presented the committee with the January 2011 Treasury Report and the CHA 2011 Annual Cash Flow Forecast.

Commissioner Ivers then presented an Omnibus Motion for adoption of the Resolutions for Items C1 thru C3.

**(Item C1)**

The resolution for Item C1 approves the Purchase Option Payoff in connection with a Master Equipment Lease held by Banc of America Leasing & Capital LLC in the amount of \$3,752,860.19. The CHA entered into several Energy Service Performance contracts between 1997-2003 totaling approximately \$30,000,000. LaSalle National Bank (subsequently purchased by Banc of America) funded these projects through various loans and capital leases, some of which were funded by HUD under the subsidized ADD-On to Energy Performance Contracting program and regulations. All of the HUD supported loans were paid off completely in December 2010. CHA has requested and negotiated a Payoff Purchase Option discount for the outstanding balance under the existing lease agreement with Banc of America. Given the current interest rate environment, early retirement of this lease obligation would enable the CHA to save over \$100,000.00 through the original maturity date of lease ending on 6/18/2013.

**RESOLUTION NO. 2011-CHA-26**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated February 9, 2011, entitled “Recommendation to Exercise the Purchase Option Payoff in Connection with a Master Equipment Lease”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**



**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to exercise the Option Purchase Payoff of Master Equipment Lease with Banc of America Leasing and Capital LLC in the amount of \$3,752,860.19.

**(Item C2)**

The resolution for Item C2 approves the one-year option for Contract No. 7001 with KPMG, LLP, not-to-exceed \$1,000,000.00, for Internal Auditing Services. The CHA entered into Contract No. 7001 with KPMG, LLP in 2007 for internal auditing services pursuant to a competitive procurement. Responsibilities of the internal audit service provider under the Contract include developing an Authority-wide risk assessment and annual audit plan; testing and evaluating the efficiencies and effectiveness of operations; and ensuring that good internal control systems are in place to improve operations. During the term of the contract, KPMG has provided the CHA with outstanding service and has performed all tasks expected of the internal audit service provider. KPMG has utilized expertise from its global internal audit practice to deliver key solutions to manage critical financial, business and operational risk on behalf of the CHA. KPMG is willing to provide internal auditing services to the CHA for the next contract term, March 1, 2011 through December 31, 2011 under the same terms and conditions as provided in the Contract.

**RESOLUTION NO. 2011-CHA-27**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated February 9, 2011, entitled, "AUTHORIZATION TO EXERCISE THIRD EXTENSION OPTION FOR CONTRACT NUMBER 7001 WITH KPMG LLP FOR INTERNAL AUDITING SERVICES"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the option to extend Contract No. 7001 with KPMG LLP for the period of March 1, 2011 through December 31, 2011 to provide internal auditing services for a total amount not-to-exceed \$1,000,000.

**(Item C3)**

The resolution for Item C3 approves the Amendment to the CHA's Annual Contribution Contract C-1014. This amendment will close-out Project IL06P002165, transfer excess funds from Project IL06P002180 to Project IL06P802117 on the Habitat ACC and add Project IL06P002227, reflecting the transfer to the CHA's ACC for operating subsidy funding the closed out development Project IL06P802227 on the Habitat ACC. The Amendment to the Habitat ACC is for the receipt of above referenced excess funds transferred from CHA's ACC Project IL06P002180 and the above referenced close out of development Project IL06P802227.

**RESOLUTION NO. 2011-CHA-28**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 9, 2011, entitled "Recommendation to Execute Amendments to the Chicago Housing Authority's Annual Contributions Contract C-1014 for Projects No. IL06P002165, 2180, 2227 and Annual Contributions Contract C-1150 for Projects IL06P802117 and 2227";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Chicago Housing Authority ("CHA") shall enter into (1) an Amendment to the Annual Contributions Contract C-1014 ("CHA ACC") with U.S. Department of Housing and Urban Development ("HUD") to close out development of Project IL06P002165, transfer excess funds from Project IL06P002180 to Project IL06P802117 on Annual Contributions Contract C-1150 between CHA and HUD, which has been managed by Daniel E. Levin and the Habitat Company L.L.C. jointly as the Gautreaux Receiver, (the "Habitat ACC") and to establish Project IL06P002227 for operating subsidy funding of the closed out development Project IL06P802227 on the Habitat ACC; (2) an Amendment to the Habitat ACC for receipt of the above referenced transfer of funds from the CHA's ACC and the close out of above referenced development Project IL06P802227. The Chief Executive Officer or his designee is hereby authorized and directed to execute such Amendments to the Annual Contribution Contract C-1014 and C-1150, respectively, in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago

Housing Authority on each such counterpart. The aforesaid Amendments shall be substantially in the attached form.

The Omnibus Motion to adopt resolutions for Items C1 thru C3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:           Hallie Amey  
                  Deverra Beverly  
                  Dr. Mildred Harris  
                  Michael Ivers  
                  Myra King  
                  Carlos Ponce  
                  Bridget Reidy  
                  James Reynolds  
                  Sandra Young

Nays:           None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 11:25 a.m.

s/b:           \_\_\_\_\_  
                  James Reynolds  
                  Chairman

s/b:           \_\_\_\_\_  
                  Lee Chuc-Gill, Custodian and  
                  Keeper of Records